

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, November 13, 2014 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Morse & Donna Burfield, 8 Avenue C, Lancaster, New York 14086 for one [1] variance for the purpose of constructing an addition to an existing garage on premises owned by the petitioners at 8 Avenue C, Lancaster New York:

A variance from the requirements of Chapter 50, Zoning, Section 17A (3) of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Avenue C with an exterior side yard [considered a front yard equivalent] fronting on Remwood Avenue. The existing garage is set back twenty-two [22] feet from the Remwood Avenue right of way. The location of the proposed addition will result in a ten [10] foot south exterior side yard setback on Remwood Avenue.

Chapter 50, Zoning, Section 17A (3) of the Code of the Town of Lancaster requires a thirty five [35] foot exterior side yard setback on Remwood Avenue. The petitioners, therefore, request a twenty-five [25] foot south exterior side yard setback variance.

The petition of Natale Development, LLC, represented by Cory Auerbach as Agent/Attorney, 9159 Main Street, Suite 3, Clarence NY 14031 for two [2] variances for the purpose of constructing a Multifamily Residence at 375 & 391 Harris Hill Road on premises owned by Sharon Taylor, Executor of Estate of Hazel Gripple, 606 Columbia Avenue, Lancaster, NY 14086, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 12.C.(1)(c) of the Code of the Town of Lancaster. The height of the proposed structure is thirty-nine point three feet [39. 3'].

Chapter 50, Zoning, Section 12.C.(1)(c) of the Code of the Town of Lancaster limits the height of buildings within MFR-3 zoning to thirty-five feet [35']. The petitioner, therefore, requests a four point three foot [4. 3'] variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 12C.(1)(h) of the Code of the Town of Lancaster. The longest length of the proposed structure is four hundred twenty-six feet [426'].

Chapter 50, Zoning, Section 12.C.(1)(h) of the Code of the Town of Lancaster limits the length of buildings within MFR-3 zoning to one hundred seventy-six feet [176']. The petitioner, therefore, requests a two hundred fifty foot [250'] variance.

The petition of Jerry Lynn Blanchard, 1160 Ransom Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn on premises owned by the petitioner at 1160 Ransom Road, Lancaster New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 3,888 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore, requests a 3138 square foot accessory use area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed accessory structure is twenty-three [23] feet.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioner, therefore, requests a seven [7] foot height variance.

The petition of Scott Guenther, 2 Nottingham Lane, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a six [6] foot high fence in a required open space area on premises owned by the petitioner at 2 Nottingham Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Nottingham Lane with an exterior side yard [considered a front yard equivalent] fronting on Thomas Drive. The petitioner proposes to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Thomas Drive.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

Signed _____
JOHANNA M. COLEMAN, TOWN CLERK
and Clerk to Zoning Board of Appeals